

HUMBOLDT COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES - RETREAT (Tuesday, January 9, 2018) - DRAFT

Generated by Judy Kritikos on Thursday, January 11, 2018

A. Call to Order: The meeting was called to order at 9:03 am.

Board members present were: President Bruce Braginton, Vice President Glenda Deputy, Nicole Bengochea, Clerk Boyd Betteridge, Chris Entwistle, John Hill and Dr. Carrie Stringham.

Others in attendance were: Superintendent Dr. Dave Jensen, Asst. Superintendent Dawn Hagness, Amy Nelson, Bryon Krell, Michael Formby (HCSD), Jon Burhans (JR Builders), Jason Dondero (Core Construction), Shanna Cummings (Humboldt Sun), and Secretary Judy Kritikos.

Procedural: 1. Pledge of Allegiance: President Bruce Braginton opened the meeting with the Pledge of Allegiance.

B. Public Comment: None

Procedural: 1. Public Comment Guidelines

C. Consent Agenda

D. Discussion and Possible Action Items

Discussion 1: Discussion regarding facility needs throughout the district and recommendations to support future needs.

Dr. Jensen recognized Bryon Krell and Michael Formby and thanked them and their crew on their work over the holidays on the Board room and for attending today's Retreat.

Each Board member was given a binder with the documents and handouts for the items to be discussed at today's meeting. Today's meeting is divided into three primary sections: Facilities, County Commission regarding fees for graduation, and ThoughtExchange.

Dr. Jensen introduced Jason Dondero, Core Construction. At the recent NASB meeting, Ms. Deputy met and spoke with Jason and asked him to come to our district for site-visits to discuss facilities. We'd asked for his feedback on our modular buildings. The Board has asked what it would take to move or replace portables at our schools. Cost is a big area of discussion. As Ms. Deputy and Dr. Jensen met and toured with Jason, they asked him to work with the Board if they decided to go with physical construction rather than modulares. John Burhans was asked to address the Board as well, to provide his input. Amy Nelson was asked to address the Board, as this may affect our Facilities department.

Jason introduced himself, thanked the Board for inviting him to visit our school sites and appear before them at the meeting. He provided his own background, Core Construction's background and similar projects done here in Northern Nevada. Jason had a short PowerPoint presentation which addressed cost comparisons of brick-and-mortar vs modulares, and the three types of scheduling/bid processes. The first/most common is the hard bid. The second type is Design Build. The third type is CMAR. Jason went through the pros and cons of each method, pricing, project management, etc. Dr. Jensen asked Jason if the projects currently being done in Washoe CSD are being done using the CMAR method, and he confirmed some of them are. Jason then discussed the typical inflation rate in construction of 4-6% annual subcontractor cost increase. Rural locations add an additional 15-20% increase, and the lack of bidders/contractors willing to come to Winnemucca to work. Jason then discussed the site visit at Sonoma Heights and the various options for adding portables or hard buildings. Discussions ranged from proposed locations, going to a second story, complete removal and rebuilding, etc.

9:50 am: The Board took a brief break.

10:17 am: The Board returned to the meeting.

Dr. Jensen began discussing the modular information provided in the binder. HCSD has approximately two dozen modulares in our district, over half of them have no restroom facilities. As

acknowledged in Jason's presentation, the intended lifespan of use for a modular is 25 years. Over half of our modulares are over 30 years old. Many are in such a state of disrepair, that Facilities spends many hours repairing/fixing various issues, i.e. leaky roof, rotting floors, old/disintegrating water pipes, single pane windows, difficult to access for repairs, replacing a heating unit is very difficult, as finding parts is difficult and replacing the entire unit is expensive, etc. At some point, the District will need to make hard decisions on the status of these aging portables. With all costs considered, it would be approximately \$160,000 - \$190,000 (with restrooms) to replace a modular with a new unit. Dr. Jensen noted that insurance is replacing the portable that burned down at SHE, and discussion should be held on replacing the portable or constructing an actual building. Best case scenario, it would be a few years before a building could be completed, and recommended we continue with replacing this portable with another portable.

The Board then discussed the need to evaluate the need/purpose of each modular at all locations. With the various programs added, portables were/are needed for those programs. Dr. Stringham suggested having someone come in and do an assessment of all locations, the needs for rooms/space, which schools are growing/declining, how much space is available at each existing site, new sites, building a new school and removing an older school, etc. GVE seems to be the one site that would best accommodate expansion. Mr. Braginton suggested we review various scenarios, such as (1) We don't have much growth/stay static over the next decade, and if so, what do we do with the portables as they are aging and repairs will be even more costly; (2) We do have more growth, which requires needing more space, but not enough to build a new school; (3) Rapid growth that drives the need for a new school as we couldn't accommodate the needs of those new students. (4) Small incremental growth, and deal with the portables, and plan for one or more schools. Dr. Jensen stated that projections show very little growth in the next 10-20 years.

Dr. Jensen spoke about the current Bond - and \$0.135/\$100 assessed valuation. As a ball park, approximately \$1.4 million/annually is brought in each year to deal with the aging infrastructure with a median age of about 50 years. Under the existing bond, we do not bring in enough revenue to pay for physical construction of a school.

Dr. Stringham again reiterated the need for an assessment of what we need before we dig deeper into what we should do. Until we have facts and assessments of the schools, portables, needs, etc., we can't make reasonable decisions. The Board discussed people and companies who are capable of this type of assessment. If an assessment was completed and it is determined that the aging portables need to be replaced, and if brick-and-mortar buildings need to be constructed, a new Bond issue may need to be brought to the public. Facts and information will be critical in that process, so having an assessment is crucial to the process.

Mr. Braginton reiterated the need for assessment information. What is it that we need that we don't know today? What are our true space needs, based on current present day scenario? Current structures - what do we really need? What could we do without, to position ourselves going forward? To spend funds on an assessment is money well spent. Decisions on replacing portables with another portable or build new building requires good solid information.

Mr. Hill suggested that, like ThoughtExchange, we go to the public and ask if they prefer a lot more portables, or do they prefer a brick-and-mortar building that will last 3-4 times as long, be easier/cheaper to be maintained. Perhaps show them the info on the portables, their age, condition, etc. Mr. Braginton said that, as a citizen looking at this situation, he would want to know that the District/Board has taken a long, hard objective look at what we really need today and thought about what we might need tomorrow before they come to me to ask me for input on portables vs brick-and-mortar construction. This gave further support on getting an outside assessment from someone who really knows this type of situation and can provide the information we need to continue the decision-making process.

Mr. Betteridge commented that given the age of our schools, homeowners know that the older their own home gets, the more money is needed to repair/fix things. A good study with sound, verifiable information will help us speak to the community, ask the right questions, and make our recommendations to them on the direction we feel is best for the schools in our community. The Board agreed there was not a rush to get something on the ballot in 2018.

Bryon Krell let the Board know that the age of the portables is becoming a real issue. The time it takes to go out/return to the rurals, McDermitt especially, the age and condition of the portables, water lines are deteriorating and the cost to dig down and find/repair them, roofs, heaters, etc., are becoming more expensive and his thoughts are that a newer portable or a brick-and-mortar building is more feasible from an economic standpoint.

Dr. Jensen let the Board know he'll start reaching out to folks he knows for recommendations on persons who might be able to do the assessments the Board has requested, and get back to them shortly. Dr. Jensen asked the Board if they were interested in briefly hearing about the Bond process, and they agreed they would at least like to know what it entails, as they consider their options on portables or new construction. The Board reviewed the presentation and documents with a background of the 2008 Bond project. Starting with a needs assessment, that Bond was not for new construction, but to address the aging, run down facilities and the GVE bond was about to close. We needed to ask for more, or let it go. Looking at the challenges and the needs, especially how the community felt about the Board and their failure to live up to the previous promises, they moved forward and successfully passed the bond. As promised, the Board completed their promised projects and reported to the public. It was reiterated to the Board that there are very strict rules about using District funds and time of employees, so meetings were held off-site during personal time, a consultant was hired, and others volunteered their own time to help with the bond. There were some detractors to the bond, and after addressing each of those issues, showing the background information, and speaking to as many folks in the community as possible, the bond passed successfully. It was due to expire in 2018, but in the 2015 legislative session, the Gov. extended the bonds by 10 years, so the bond is good thru 2028 at the \$0.135 rate.

Dr. Jensen then invited Amy Nelson, Bryon Krell and Michael Formby to address the Board and discuss the Facilities needs at each site. Many of the older items have been repaired repeatedly and with the time, effort and funds spent on band-aid repairs, it is apparent that replacement may be more economical in the long run. Wiring at several sites is "old-school" Cat-5, and is causing issues with more modern technology of surveillance systems, computers, phones, etc. This item can be handled in-house. A potential bond-issue item is paving for drop-off areas at WJHS, in the maintenance/gravel area, making this the bus drop-off area for kids to walk directly into the asphalt area, rather than the front road. At Sonoma, similarly, the kindergarten drop off area is in the back, and would like to be re-designed so children dropped off by parents don't have students walking across the street in front of vehicles/busses. At the pre-school area at GVE, there is no design for pick-up/drop off design, and difficult to accommodate handicapped students, and they would like an area behind the school to address these issues. Bryon addressed the septic system at GVE. Work has been done previously, but with the design of the system, the lift station should be addressed soon. If we lose a pump or one of the lift stations, it will be a serious urgent problem. The next issue is the roof repairs at various locations such as WJHS, LHS, McDermitt. Current silicon sprays are quite effective in the short term, and could give us 5-6 more years, but these issues will need to be addressed with a more permanent solution in a few years. Dr. Jensen then mentioned fleet issues. We currently have no method for school bus rotations. While we appreciate the Las Vegas donation of busses, they are old. A new bus will cost approximately \$120,000 each. Michael and Sara are looking for used ones. We are also looking at SUV's, as they may be more economical than sending small groups in a school bus. The vehicles for the Maintenance Dept. are aging and wearing out. In the recent Budget Augment, \$93,000 was added to obtain one new truck and a couple of fleet vehicles. With a bond measure of only \$0.135, funds are limited and we are doing the best we can with the funds we have. Given the available funds, the aging systems and priority list, the District makes the hard decision on the order of the work being done. Amy addressed how the department has been running since she's been leading the group. Several changes have been made, more department meetings, better communication. With a small group of seven, and servicing all the sites, including the remote rural schools, she feels they have made great strides. They had "sweep week" in August when the entire crew went to one site and completed all of the work orders in the system. It seemed to work well - until school opened and the work order flood gate opened again. They do prioritize work orders to insure emergency or safety issues are handled right away.

12:10 pm: The Board stopped for lunch.

12:45 am: The Board returned to the meeting.

The Board invited John Burhans to speak to the Board when discussing the Bond projects. Dr. Jensen reminded the Board that earlier in the year, they had discussed the approved Bond projects for this year. Approximate costs are: Effis system FFMS - \$155,00; kindergarten play area \$170,000; WGS - \$120,000; WJHS evaporative coolers - \$100,000; LHS (old) gym/locker rooms - heat can be provided, but AC has hit a few snags. To add AC at LHS, NV Energy states they will need new service to the area as well as the industrial arts building. This will require more time and more money which was not budgeted, and the cost is likely to be very high. We don't know how long they will take to get/approve the design of the new service, but this could be three-four months or longer. We want to complete as much as possible this summer, and push the new gym at LHS out one year. With this new information, completing this item this summer is highly unlikely. There is also the likelihood that during the new design work, NV Energy may find other areas that need to be upgraded. Therefore, the District is thinking of other high priority items - such as 30-year old HVAC units at the District Office/WJHS. Dr. Jensen has asked Amy and the Facilities dept to come up with other alternative items that could be done in place of the LHS AC project. The electrical service at the District Office/WJHS would not require a new service. Bryon let the Board know that we currently get a certain percentage of the cost back when replacing the older units, as well as lower cost running newer units. This is another reason why they have been upgrading/replacing lights with LED's.

Moving to the summer projects, there are two Scope of Work Summary documents, SHE and WGS, Dr. Jensen discussed the scope of work, budget and work schedule. We anticipate advertising in February and work completion by summer.

The next tab marked BLM Lease Info, Dr. Jensen shared that we have secured a 36.5 acre parcel with a 25-year lease from the BLM for \$73/year, as a potential site for a new school if needed. This provides alternatives for other scenarios such as making FFMS an elementary school and building a new middle or junior high. FFMS would make an excellent elementary school as the local building has been taking place in that area. Consideration for a new school is quite a way off, but it's nice to have options.

Dr. Jensen discussed the McDermitt Playground bids. We received three bids and the low bidder is Recreation Today, Nampa, ID. The other two bidders have been notified, and after waiting the appropriate time for any appeals, which there were none, the job will be awarded on 1/11/18. A short slide show was presented with pictures of the various new pieces to be installed. The teeter-totter will be removed. The rubber based padding is pour-in-place, and the color will be Rustic Turf. A few "rockers" were added, but some of the previous rockers aren't used as the spring is so hard that the kids can't seem to make them rock.

Discussion 2: Discussion regarding the County Commissioners action regarding fees for the events center in support of LHS graduation.

Dr. Jensen met with Dave Mendiola to discuss the fees for the graduation. Apparently there is a long history of HCSD graduation fee being waived, dating back to the early 1990's, yet no one knows how that came about. Mr. Mendiola shared that the County's revenues are down and he's asked each department to cut their budget by 10%. Each department looked at their budgets, grants, expenditures, etc., which is how the fees charged this year came to be. The Commissioners approved the grant to pay WCVA, who has covered our fee. With the budget adjustments, half of our fee will now be charged. Chris Entwistle suggested we speak to the WCVA directly about possibly covering our portion of the fee. Considering the visitors to the community for the event, and the income it generates from hotel rooms, restaurants, gambling, etc., they may be willing to consider paying our portion of the fee. Dr. Jensen will reach out to Terry Boyle for a conversation on the event.

Discussion 3: Review of ThoughtExchange (T.E.) results from the engagement with the district's students.

While logging in and bringing up the results, the Board took a short break from 1:38 pm to 1:50 pm. Dr. Jensen gave an overview of the T.E. results from the students/schools who participated (LHS, WJHS, FFMS, elementary schools down to 3rd grade). There were 1,853 student participants 5,349 "thoughts", and 66,648 stars assigned. Some schools had better participation than others, i.e. LHS. Students can also access T.E. from home, so participation is not limited to school only. The Board then looked at the results and comments from each site. There did seem to be a common theme throughout

the overall results. Examples: LHS: longer lunch time, new books, more technology; FFMS: Bullying, being kinder, more respect, safe; McDermitt: Sports and art; SHE: Respect, be kind. It's important that students know we are not looking at the individual participant, it is anonymous, and there are no repercussions to students who respond to the survey.

T.E. will analyze the data/info and provide the resulting information to the Board and Administrators. On 1/22/18, Dr. Jensen will meet with T.E. and go over the analytics and a link will be placed on our HCSD website so students, parents, etc., can see the results. This initial questionnaire was purposely broad to elicit comments from students. Further questions directed at specific areas could be drafted and sent out later. We are able to put out three rounds/year to the students.

In considering follow-up questions, Dr. Jensen discussed possibly asking questions on budgeting process. The Board felt the responses would be very minimal, given the past interest at Board meetings.

Dr. Jensen indicated that, given the current drug issues, there might be questions regarding drug use, drug testing, etc. Apparently, previous attempts to set policy for drug testing students, i.e. athletes, etc., have failed. This may be worth looking into again, given the current climate on rampant drug use. Mr. Braginton suggested the Board consider what question might be posed to an audience, given our knowledge of how T.E. works and what type of response we received from our first survey. Mental health, given the training everyone recently received, was mentioned, as well as questions on current facilities.

E. Public Comment: None

Procedural: 1. Public Comment Guidelines

F. Adjournment

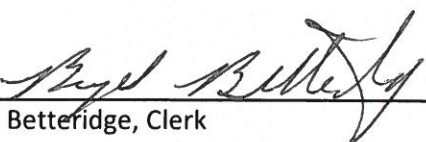
Action: 1. Meeting Adjourned

Mr. Braginton adjourned the meeting at 2:32 pm.

G. Notice

Information: 1. Notice to Persons with Disabilities

Submitted by Secretary, Judy Kritikos


Boyd Betteridge, Clerk

